

**TOWN OF VASS  
BOARD OF COMMISSIONERS  
REGULAR MEETING  
September 10, 2012**

The Regular Meeting was called to order by Mayor Pro Tem M. Callahan at 7:30 p.m. Commissioners in attendance were: Blackwell, Bridgers, Callahan, Cirone and Kellis. Mayor Callahan was absent.

**A. Approval of Agenda**

Town Administrator said she needed to add an Item L. CDBG Application to the agenda. Commissioner Kellis made a motion to approve the agenda with the addition and the consent agenda. Motion carried unanimously.

**B. Consent Agenda**

Items approved by motion above were:

1. Minutes of July 9, 2012 Public Hearing Conditional Use Permit
2. Minutes of July 9, 2012 Public Hearing re Rezoning Request
3. Minutes of July 9, 2012 Regular Meeting
4. Police Department Report
5. Resolution Accepting and Endorsing Moore County Solid Waste Management Plan

**C. Public Comments**

No one signed up to speak.

**D. Jim Martin request to speak regarding theft of political signs and traffic on Oakwood Ave.**

Mr. Martin did not come to the meeting.

**E. Discuss request from Mike Stewart regarding removing lien on his property.**

Mr. Stewart addressed the board asking that the lien on his property for civil penalties regarding a zoning ordinance violation be removed. He claims it should not have been levied on him because the Pawn Shop was in his father's name. He did admit that the property at the time was in both his name and his father's name. He blamed the fact that they never got a driveway permit from NCDOT on Blaine Ritter and submitted a letter written by Mr. Ritter in Nov. 2003. Board members asked why he didn't pay the original settlement figure of \$135.42 back in Nov. 2003 when he had the chance and he said because he felt it was not his problem, but his father's

who had had a stroke in May 2003. He claimed the pawn shop ceased operation when his father had the stroke. Commissioners wanted to know if we could obtain from Attorney Gill, how much more money the town paid after Nov. 2003. The Town Administrator was to contact Mr. Gill to obtain that information. They also asked Mr. Stewart if he could obtain a copy of the business license that his father had received and also any documentation he had as to when the business ceased operation. Commissioner Kellis made a motion to table any action until the requested information could be reviewed. Motion carried unanimously.

**F. Discuss request of Mrs. McLeod of 230 McLeod Street regarding driveway repair.**

Street Commissioner Blackwell, Maintenance Technician, Andy Layton and Town Administrator, Jody Smith toured the town and looked at driveways on all streets. There are several instances where the driveways drop off from the street. As has been determined in earlier requests, the town is not responsible for maintenance of property owner's driveways. If the property owner's driveway had been clearly defined and level with the street prior to paving, the paving contractor could have leveled off the paving to the driveway at that time, but most of the driveways in question do not have any type of drain pipe or gravel so the soil keeps eroding. The Town Administrator was to write a letter to Ms. McLeod indicating that driveway maintenance is not a town responsibility. It was also determined that the zoning ordinance needs some driveway regulations added for future reference.

**G. Discuss streets to be paved during 2012-2013 budget year.**

Commissioners were given a list of streets to consider for possible repaving. Since paving all of them would be way beyond our budgeted Powell Bill Funds, it was determined to put out for bid all the streets mentioned and then when we receive the bids to determine which streets we can afford to pave.

**H. Discussion and possible approval of recommendations of Planning Board**

1) Approve the request for a Special Intensity Allocation from the Watershed by Tractor Supply to allow them to build on 60% of a 3.5 acre parcel. Commissioner Kellis made a motion to approve the allocation. Motion carried unanimously.

2) Request for waiver from parking requirements by Tractor Supply. Commissioner Kellis made a motion to grant the waiver from the required 76 spaces to 64 spaces. Motion carried unanimously.

3) Request of LoMo Market Mobile Unit to park within the Town Limits to sell goods. Planning Board had reviewed this request and felt that currently the Zoning Ordinance does not allow this type of business to operate within the town's jurisdiction. All board members agreed that it should not be allowed. They did like the idea of perhaps in the future allowing some kind of Farmer's Market perhaps at the park one day per week. Commissioner Kellis volunteered to look into what would be involved in organizing such an operation.

4) Recommend a text amendment to the Zoning Ordinance changing the qualifications for being a Planning Board member.

There was discussion as to possibly changing the qualification from “must reside in the town limits” to perhaps being a business owner within the town. There was discussion as to whether the business owner must also own the property. It was decided to table this discussion for further clarification and review by the Planning Board. Commissioner Cirone made a motion to table any action. Motion carried unanimously.

**I. Discuss new contract with Town Attorney.**

Commissioner Cirone made a motion to approve the new contract increasing the annual fee by \$100 per year making the annual fee \$3,600. Motion carried unanimously.

**J. Resolution declaring vehicles and equipment surplus property.**

It was decided to set the following minimum prices on the vehicles and equipment:

1994 Ford F150 pick up \$1,500  
2002 Ford Explorer \$1,500  
2006 Ford Crown Victoria \$5,000  
Billy Goat leaf vac and trailer \$2,000

Commissioner Cirone made a motion to adopt the resolution declaring the above as surplus property and advertising on GovDeals.com. Motion carried unanimously.

**K. Consider request of Police Chief for officer take home car.**

Chief Deel requested that Officer Schofield be allowed to take the police car home daily as he is the officer called out to assist whenever a situation arises that needs an additional officer. Chief Deel said he would be monitoring the use of the vehicle and the cost of gas. Commissioner Bridgers made a motion to allow this on a trial basis. Motion carried unanimously.

**L. Submit Letter of Interest for CDBG grant for extending sewer lines.**

CDBG is accepting letters of interest for approximately \$17 million dollars available for water/sewer grants. Mike Apke of McGill & Associates and Megan Garner of Moore County have determined that we could apply again for the \$750,000 we had asked for in February 2012 using the same income eligible applications and public hearing information since it was within 12 months of the previous application. Commissioner Bridgers made a motion to submit a letter of interest. Motion carried unanimously.

## **ADJOURNMENT**

Commissioner Kellis made a motion to adjourn at 9:05 p.m. Motion carried unanimously.

TOWN OF VASS

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Henry E. Callahan, Mayor

ATTEST: \_\_\_\_\_  
Josephine E. Smith, CMC  
Town Clerk